

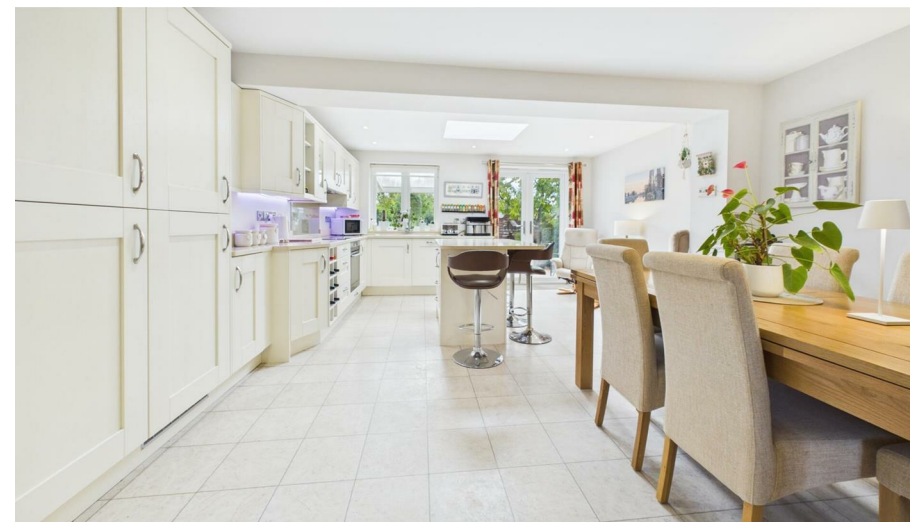
82A EASTGATE, DEEPING ST JAMES, PE6 8HJ



£415,000 OFFERS OVER

"Attractive stone-built home on the banks of the River Welland."

- RIVERSIDE HOME
- STONE BUILT PROPERTY
- THREE BEDROOMS
- OPEN PLAN LIVING
- DOWNSTAIRS CLOAKROOM
- EN-SUITE
- JULIET BALCONY TO PRINCIPAL SUITE
- LANDSCAPED GARDEN
- AMPLE OFF ROAD PARKING
- EPC ENERGY RATING C / COUNCIL TAX BAND C



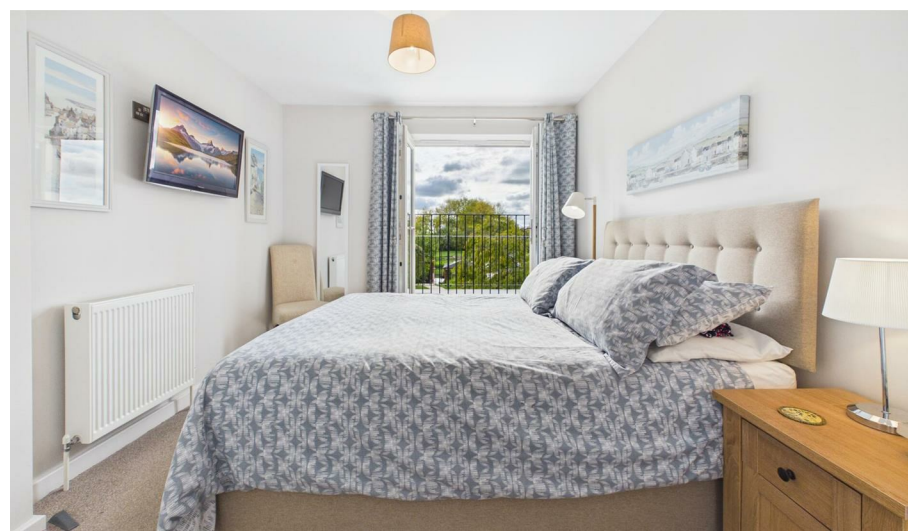
PROPERTY HIGHLIGHTS

This attractive stone-built property is situated in a desirable area, occupying a superb position on the banks of the River Welland with picturesque views from the rear.

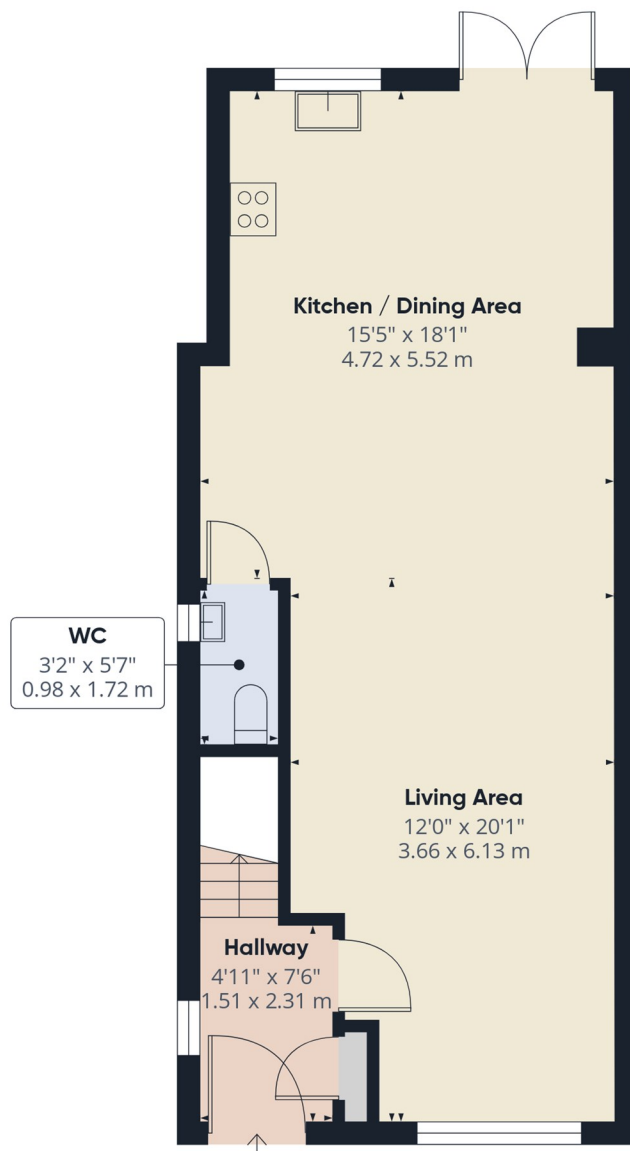
The well-presented accommodation briefly comprises an entrance hall leading through to an impressive open plan kitchen / dining / living space, featuring a central island, roof lantern and French doors opening directly onto the landscaped garden, creating a fantastic space for both everyday living and entertaining. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further boasting an en-suite shower room and Juliet balcony enjoying delightful views across the garden and River Welland. There is also a further single bedroom and a modern family bathroom.

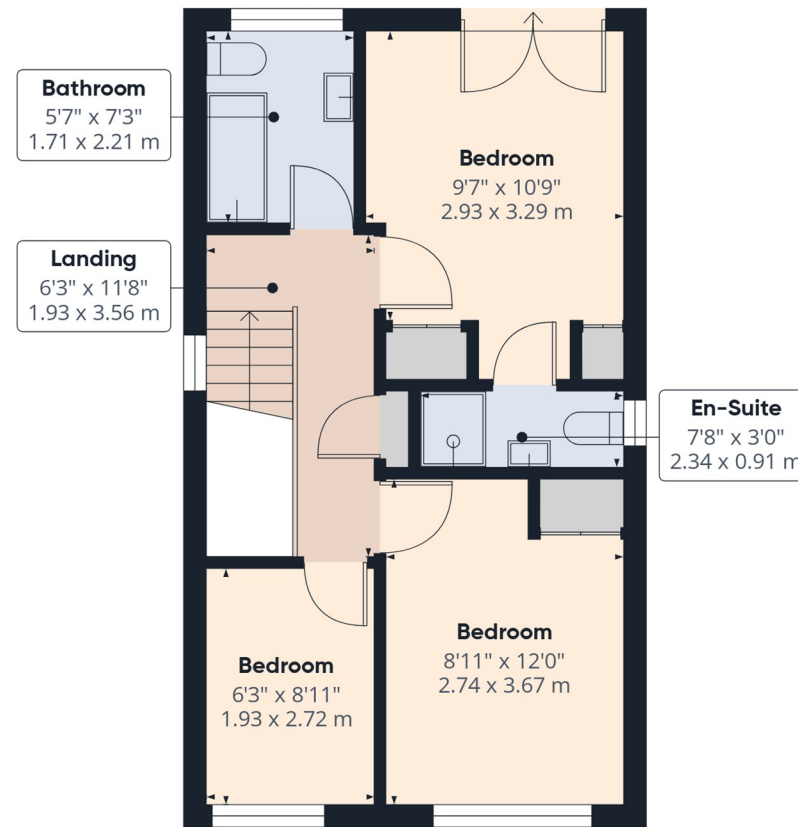
Externally, the beautifully landscaped rear garden is a particular feature of the property, with established planting and a glass-roofed veranda with an electrically operated retractable sun shade, creating an ideal space for alfresco dining. Further features include a timber-framed gazebo providing a sheltered seating area, two arbours, one positioned to enjoy views over the River Welland, and a summerhouse also overlooking the river. The garden is further complemented by a greenhouse and useful storage shed. To the front of the property, a block-paved driveway provides convenient off road parking.



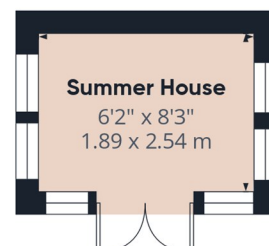
 3 Bedrooms  1 Bathroom  1 Reception



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1031 ft²
96 m²

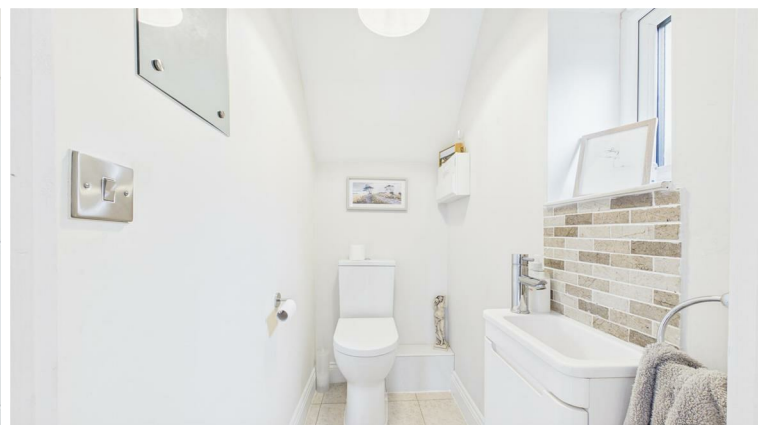
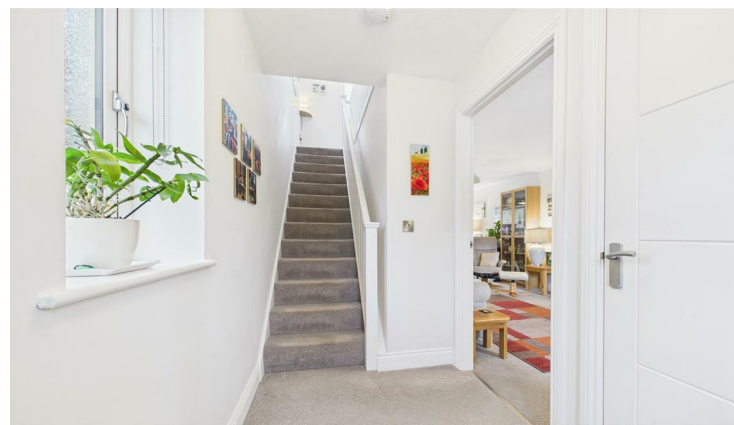
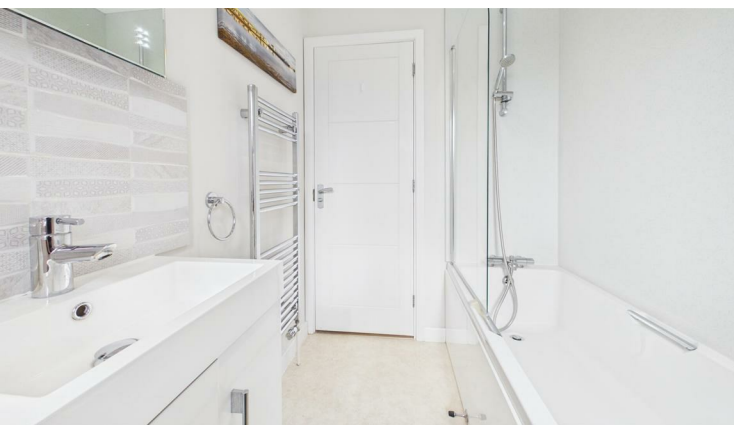
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





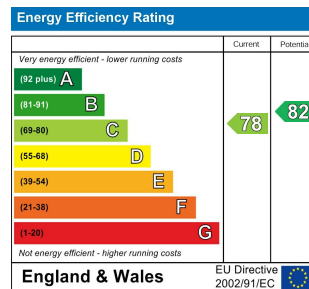


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

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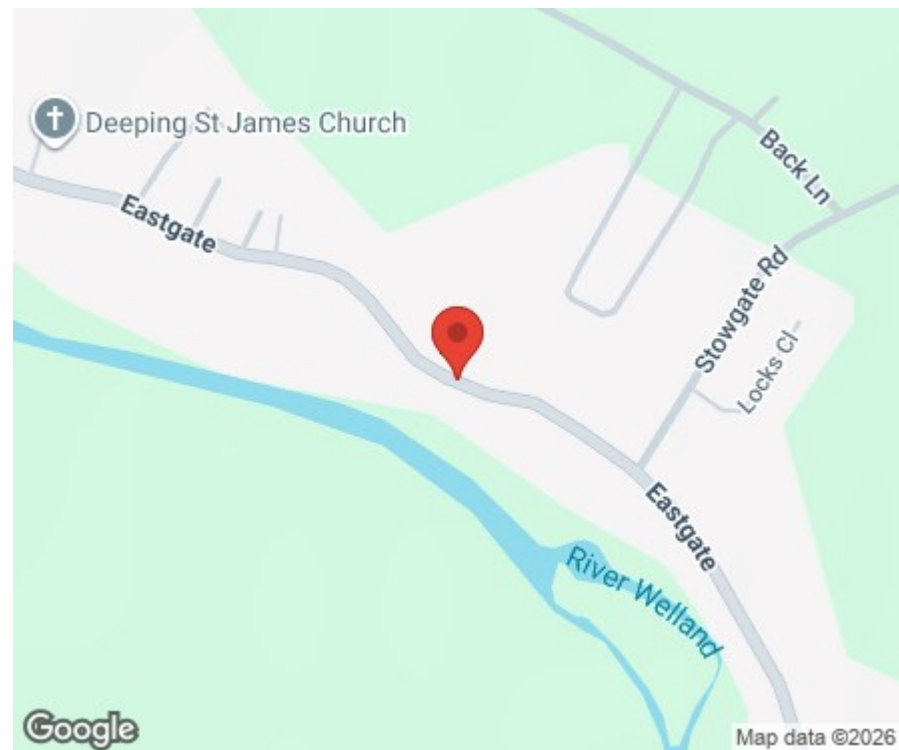
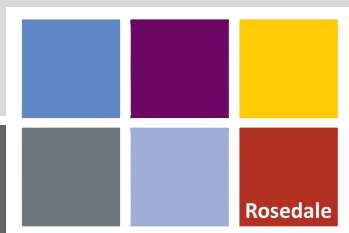
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Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

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